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Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: MARCH 6, 2019

SUBJECT: DR18-156 PLATINUM PAINT AND BODY

STRATEGIC INITIATIVE: Economic Development

To allow for new commercial development.

RECOMMENDED MOTION

A. Move to continue DR18-156 Platinum Paint and Body to the April 3, 2019 public hearing.

APPLICANT/OWNER

Company: Stewart+Reindersma Architecture
Name: Sake Reindersma
Address: 5450 E. High St., Ste. 200
Phoenix, AZ 85054
Phone: 480-515-5123
Email: sake@sra360.com

Company: Power North LLC
Name: Wayne Dames
Address: 6720 N. Scottsdale Rd., Ste. 250
Scottsdale, AZ 85253
Phone: 480-609-2314
Email: wdames@sunbeltholdings.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|--------------------------|---|
| <i>July 22, 1997</i> | Town Council approved Ordinance No. 1048, Power Ranch PAD rezoning 2,054 acres from Agricultural to I-1, C-2, C-1, R-3, R-TH, R1-5, R1-7, R1-8, and PF/OS. |
| <i>March 2, 1999</i> | Town Council approved Ordinance No. 1156 amending Ordinance No. 1048, Power Ranch PAD |
| <i>July 20, 1999</i> | Town Council approved Ordinance No. 1187 amending Ordinance No. 1156, Power Ranch PAD rezoning 69 acres from Agricultural PAD to R1-8, R1-7, R1-5, R-3, and C-2 PAD |
| <i>July 20, 2000</i> | Town Council approved Ordinance No. 1284 amending Ordinance No. 1187, amending the development plan for the Power Ranch PAD, adding and rezoning 31.6 acres from R-43 to C-2 PAD, rezoning 14 acres from C-2 to PF/OS, and rezoning 10 acres from R-3 to C-2. |
| <i>January 21, 2003</i> | Town Council approved Ordinance No. 1450, amending Ordinance No. 1284, amending the road dedications. |
| <i>December 18, 2007</i> | Town Council approved Ordinance No. 2097, amending Ordinance Nos. 1048, 1156, 1187, 1284, and 1450, deleting 69.2 acres from the Power Ranch PAD, rezoning 38.4 acres from BP (PAD) to LI and 9.9 acres of GC, 27.7 acres of GC (PAD) to GC, and 3.1 acres of PF/I (PAD) to PF/I. |
| <i>February 14, 2008</i> | Planning Commission approved S07-08, a pre-plat and open space plan for the Depot at Power Ranch |
| <i>January 9, 2019</i> | Planning Commission approved UP17-1049 for a Conditional Use Permit for a “ <i>Vehicle Services, Heavy</i> ” use in the General Commercial (GC) zoning district. |
| <i>February 6, 2019</i> | Town Staff requested a continuance to the March 6, 2019 public hearing to refine a water use agreement with the applicant. |

Overview

The subject site is located on a 7.76 acre vacant parcel, within a 69 acre commercial subdivision known as the Depot at Power Ranch, located west of the northwest corner of Power and Pecos Roads. The property is zoned General Commercial (GC) with a Planned Area Development (PAD) overlay and was granted a Conditional Use Permit for a “*Vehicle Services, Heavy*” for this site at the January 9, 2019 public hearing. Staff is requesting a continuance to the April 3, 2019 Planning Commission hearing in order to refine a water use agreement with the Town.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received three (3) general inquiry calls from residents on this project.

STAFF RECOMMENDATION

Move to continue DR18-156 Platinum Paint and Body to the April 3, 2019 public hearing.

Respectfully submitted,

A handwritten signature in black ink that reads "Joshua Rogers". The signature is written in a cursive, flowing style.

Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, February 6, 2019 TIME: 6:00 PM*

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

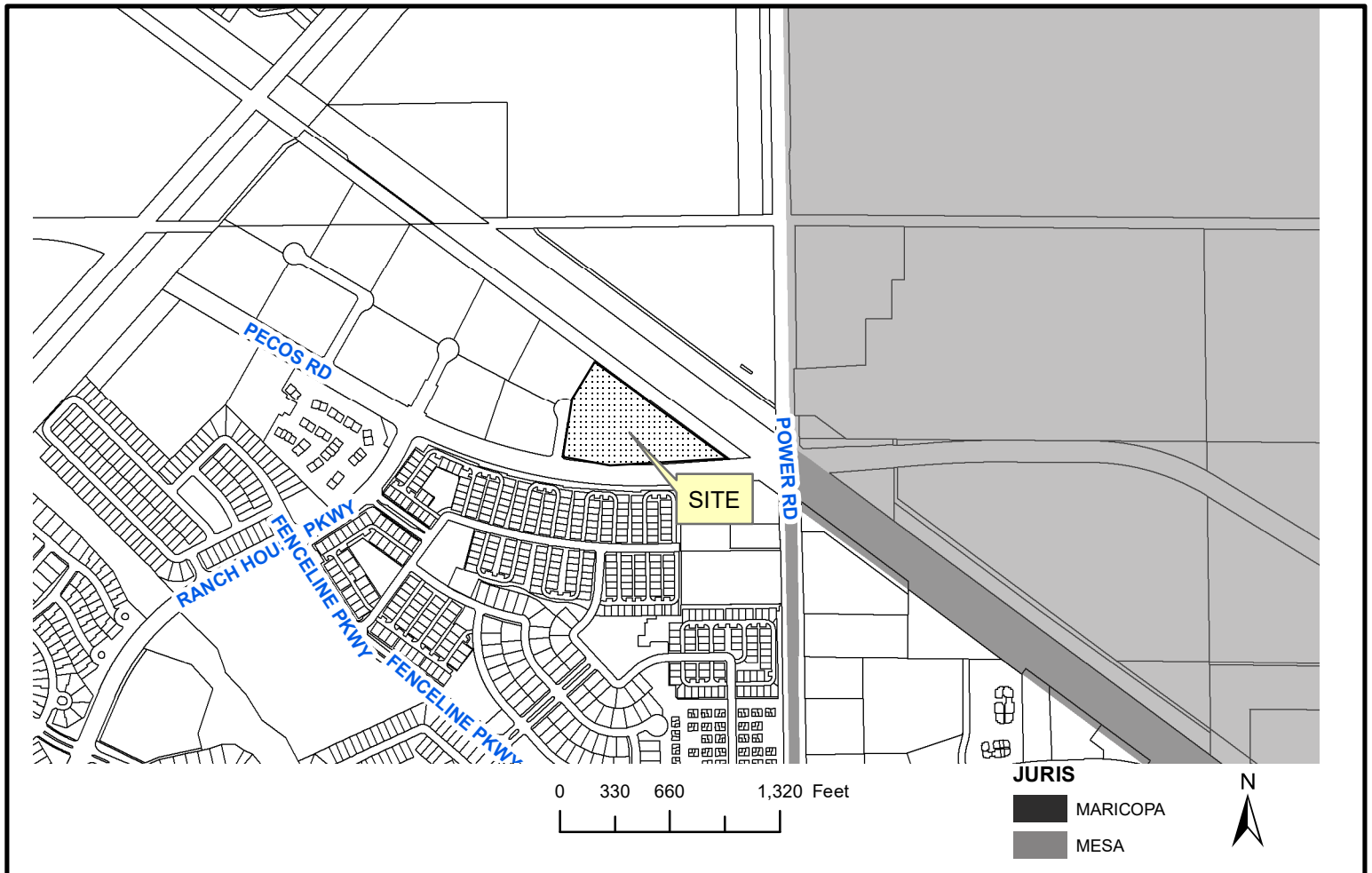
*Call Planning Division to verify date and time:
(480) 503-6589

*The application is available for public review at the Town of Gilbert Planning Division Monday - Thursday 7 a.m. - 6 p.m.
Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

REQUESTED ACTION:

DR18-156 PLATINUM PAINT & BODY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 7.76 acres, generally located at the northwest corner of Power Road and Pecos Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Stewart + Reindersma Architecture
CONTACT: Sake Reindersma
ADDRESS: 5450 E. High St., Suite 200
Phoenix, AZ 85054

TELEPHONE: (480) 515-5123
E-MAIL: sake@sra360.com